

# **\$375,000 - 228 Marlborough Way Ne, Calgary**

MLS® #A2228064

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to this beautifully **RENOVATED** home in the desirable community of Marlborough! Step inside and you'll immediately appreciate the large windows flooding the main level with natural light! The spacious living room with **BRAND NEW** vinyl flooring offers plenty of space to entertain friends and family. The kitchen has been thoughtfully **RENOVATED** with soft close cabinets, quartz countertops, a **BRAND NEW** Bosch dishwasher and **NEW** pot lights. The remaining appliances are all within 4 years old. On the main level there is also a fully **RENOVATED** 2pc bathroom with a newer toilet, sink, fixtures and quartz countertops. Heading upstairs, there are 3 well-sized bedrooms each with their own closets ensuring ample space for you and your family! This level also features a 5pc **RENOVATED** bathroom with newer **DUAL** sinks, toilet, fixtures, quartz countertops and a **BRAND NEW** bathtub. The basement is fully finished with another bedroom and a large storage / utility room. Other notable **UPGRADES** include **FRESH** paint throughout and **UPDATED LED** lighting fixtures. Out back there are **TWO** assigned **PARKING** stalls! This home is located right next to Marlborough Mall, Walmart, Safeway, TnT Supermarket and the Peter Lougheed hospital. The Marlborough school (K-5) and Bob Edwards middle schools are within a short (3 min) drive away! With easy access to downtown via Memorial drive as well as bus routes nearby, this home offers



an UNBEATABLE location! A must-see! Call to book your private showing today.

Built in 1975

### Essential Information

MLS® #	A2228064
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	228 Marlborough Way Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6R9

### Amenities

Amenities	Parking, Trash
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	16
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.